


**Preliminary Land Use Service (PLUS) Meeting
Budget Office Conference Room
Thomas Collins Building, 3rd Floor
June 22, 2005**

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion: Bridgeville Land Use and Development Code (PLUS 2005-06-09)** 
Project: Review of the Bridgeville Land Use and Development Code.
- III. 9:45 AM **Review and Discussion: Gallery Pointe (PLUS 2005-06-18)**
Location: On the north side of Tharp Rd., east of Route 13 on the east side of Seaford.
Project: Site Plan review for 423 unit residential subdivision with 145,450 s.f. commercial on 176 acres in Seaford.
- IV. 10:30 AM **Review and Discussion: The Estuary (PLUS 2005-06-19)**
Location: Southeast of Double Bridges Rd., on either side of Camp Barnes Rd., north of Old Mill Bridge Rd. and on either side of Millers Neck Rd., between Dirickson Creek and Millers Creek and east of Bayard and west of Assawoman Bay.
Project: Site plan review of 770 units on 516 acres in the Level 4 portion of the Environmentally Sensitive Developing Area.
- V. 11:15AM **Review and Discussion: Heritage Village (PLUS 2005-06-01)**
Location: Southeast side of Postal Lane, west of Route 1.
Project: Site plan review for 147 units on 14.91 acres, with 29.92 acres inn golf course (existing) in the Level 2 area.
- 12:15 PM **LUNCH**
- VI. 1:15 PM **Review and Discussion: Twin Lakes (PLUS 2005-06-10)**
Location: On the south side of Peach Basket Rd., contiguous to the western boundary of Felton.
Project: Rezoning of 65.51 acres from R to RC for 221 unit residential subdivision.
- NOTE: This project was originally reviewed under 2004-06-18. Significant changes have been made to the site plan since that meeting.
- V. 2:00 PM **Review and Discussion: Reserve at Chestnut Ridge, Phase IV (PLUS 2005-06-13)**
Location: On the north side of Irish Hill Rd. and Woodleytown Rd., east of Peach Tree Run, and southwest of Magnolia.
Project: Site plan review of 261 residential units on 125.23 acres.

- VI. 2:45PM **Review and Discussion: North Dover 20 (PLUS 2005-06-22)**
Location: On the north side of Fork Branch Road, 2,200 feet west of Route 13 and north of Dover.
Project: Rezoning of 20.778 acres from IL to RS5 for the purpose of 60 residential units.
- VII 3:30 PM **Review and Discussion: Big Oak Commercial (PLUS 2005-06-20)**
Location: Southwest of the intersection of Brenford Road and US Route 13, south of Smyrna.
Project: Rezoning of 13.00 acres from AC/BG to BN/BG for commercial use.